



Barrington Zoning Board of Adjustment Zoning Ordinance Variance and Special Exemption Application Checklist

Please schedule a meeting with staff before submitting your application.

This checklist has been prepared to assist you in submitting a complete application to the Town of Barrington. At the Pre-Application meeting, staff will check off the items on this list that are required with your submission.

This document constitutes a public disclosure under RSA Chapter 91 – A, Access to Governmental Records and Meetings.

Date 7/31/2013

Case No. 219-72-GR-13-ZBA

PART I – GENERAL REQUIREMENTS

All Graphics shall be to Scale and Dimensioned

Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.

Req'd	Rec'd
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- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Zoning Board of Adjustment Application Checklist (<i>this form</i>) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. ZBA General Information (Article(s) and Section(s) of Ordinance) |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Appeal and Decision |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Fees - \$150.00 Application <input type="checkbox"/>
\$ 75.00 Legal Notice <input type="checkbox"/>
\$ 7.00 per US Post Office Certified Letter <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Completed Project Application Form
<input checked="" type="checkbox"/> Variance <input type="checkbox"/> Special Exception <input type="checkbox"/> Appeal |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Notarized Letter of Authorization (from property owner(s) if property owner did not sign the application form) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Project Narrative |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. HOA Approval (<i>if applicable</i>) |

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- ☐ ☐ 9. Context or Locus Map (Show Surrounding Zoning Districts)
- ☐ ☐ 10. Existing Conditions Site Plan or Recorded Subdivision Plan to include well and septic location (may be found at Strafford County Registry of Deeds).
- ☐ ☐ 11. Existing Conditions Photo Exhibit (*See instruction page for submitting photos*)
Up to four photos may be shown per 8 1/2" X 11" page size
 - a. Show all existing structures on site
- ☐ ☒ 12. List of Certified Abutters (Include Applicant and all licensed professionals, i.e., engineer, architect, land surveyor, or soil scientist, whose seals are affixed to the plan, as well as any holder of a conservation or agricultural easement)
- ☐ ☒ 13. Mailing Labels (4 sets)

PART II – REQUIRED PLANS AND RELATED DATA
All Graphics and Plans Shall be to Scale and Dimensioned

- ☐ ☐ 1. Site Plan - ***Drawn and Stamped by Registered Land Surveyor***
 - a. 24" X 36" – 2 Copies
 - b. 11' X 17" – 6 Copy
 - c. 8 1/2 " X 11" – 1 Copy
- ☐ ☐ 2. Elevations: Show all sides of building and indicate building heights
 - a. 24" X 36" – 2 Copies
 - b. 11' X 17" – 6 Copy
 - c. 8 1/2 " X 11" – 1 Copy
- ☐ ☐ 3. Floor Plans
 - a. 24" X 36" – 2 Copies
 - b. 11' X 17" – 6 Copy
 - c. 8 1/2 " X 11" – 1 Copy
- ☐ ☐ 4. All drawings and any revised drawings must be submitted in PDF format
- ☐ ☐ 5. OTHER: _____
- ☐ ☐ 6. Your Appointment Date and Time for Submitting the Complete Application is:

Barbara Gruenl
 Staff Signature

7/31/2013
 Date

Land Use Department
Town of Barrington; 137 Ramsdell Lane; Barrington, NH 03825

~~planner@barrington-nh.gov~~

Phone: 603.664.5798

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PART III - PROJECT DESCRIPTION/VARIANCE DETAILS

Fox Survey Co.
603-522-6637

Case No. 219-72-GR-13-ZBA

Project Name Timothy & Susan Estes

Location Address 156 Greenhill Road

Map and Lot 219-72

Zoning District (Include Overlay District if Applicable) GR-General Residential

Property Details:

- ☒ Single Family Residential ☐ Multifamily Residential ☐ Manufactured Housing
☐ Commercial ☐ Mixed Use ☐ Agricultural ☐ Other

Use: SFR

Number of Buildings: 2 Height: _____

Setbacks: Front 40' Back _____ Side _____ Side _____

Description of Request

Cite the Section of the Zoning Ordinance you are requesting a Variance or Special Exemption for.

If this is an Appeal from an Administrative Enforcement Order, Planning Board Decision, or Zoning Board of Adjustment Decision, please attach pertinent documentation:

Article 4 - Dimensional Reg. Section 4.1.1 Min. Standards
Section 4.2, 4.2.1 Standards for the GR and NR District

Project Narrative: (Please type and attach a separate sheet of paper)

See attachment

Barrington Zoning Ordinance Requirements:

40' front yard setback

Request: (You may type and attach a separate sheet of paper)

See attachment

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PART IV – If this is a JUSTIFICATION FOR VARIANCE

The Zoning Board of Adjustment may not authorize a zoning ordinance variation unless ALL of the following criteria are met. Please provide evidence that the requested Variance complies by addressing the issues below.

- ☐ 1. Special conditions exist such that literal enforcement of the Ordinance will result in unnecessary hardship to the applicant as defined under applicable law.

SEE ATTACHMENT

- ☐ 2. Granting the variance would be consistent with the spirit of the Ordinance.

- ☐ 3. Granting the variance will not result in diminution of surrounding property values.

- ☐ 4. Granting of the variance would do substantial justice.

- ☐ 5. Granting of the variance would not be contrary to the public interest.

PART V – If this is a JUSTIFICATION FOR SPECIAL EXCEPTION

Please provide evidence that the requested Special Exemption complies by addressing the issues below.

- ☐ 1. No detriment to property values in the vicinity of the proposed development will result on account of: the location or scale of buildings, structures, parking areas, or other access ways; the emission of odors, smoke, gas, dust, noise, glare, heat, vibration, or other pollutants; or unsightly outdoor storage of equipment, vehicles, or other materials.

- ☐ 2. No hazard will be caused to the public or adjacent property on account of potential fire, explosion, or release of toxic materials.

- ☐ 3. No creation of a traffic safety hazard or substantial traffic congestion will result in the vicinity of the proposed development.

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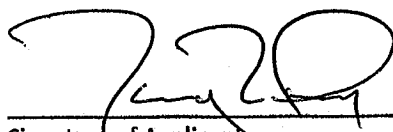
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☐ 4. No excessive demand on municipal services and facilities, including, but not limited to waste disposal, police and fire protection, and schools.

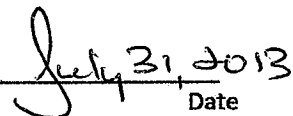
☐ 5. The proposed use will not result in the degradation of existing surface and groundwater quality standards, nor will it have adverse effects on the natural functions of wetlands on the site that would result in the loss of significant habitat or flood control protection.

In addition to the guiding principles specified above, the ZBA may condition the granting of a special exception upon more stringent standards if the Board determines that such conditions are necessary to protect the health and welfare of the town and its residents. Such conditions may include the following and should be addressed in the Narrative:


- ☐ 1. Front, side, or rear yards in excess of the minimum requirements of this Ordinance.
- ☐ 2. Screening of the premises from the street or adjacent property by walls, fences, or other devices.
- ☐ 3. Limitations on the size of buildings and other structures more stringent than minimum or maximum requirements of this Ordinance.
- ☐ 4. Limitations on the number of occupants and methods and times of operation.
- ☐ 5. Regulation of the design and location of access drives, sidewalks, and other traffic features.
- ☐ 6. Location and amount of parking and loading spaces in excess of existing standards.
- ☐ 7. Regulation of the number, size, and lighting of signs in excess of existing standards.



Signature of Applicant



Date



Signature of Owner



Date

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FOX SURVEY COMPANY

PO Box 489 Sanbornville, NH 03872 Tel: 603-522-6637

July 29, 2013

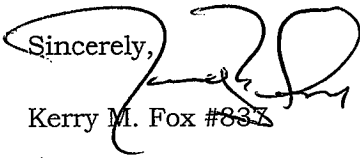
Land Use Department
Town of Barrington
137 Ramsdell Lane
Barrington, NH 03825

Re: Estes Property, Lot #219-72, 156 Greenhill Road, Barrington, NH.

Narrative: The proposal is to construct a two car garage adjacent to the existing home found on Lot 219-72. The garage dimensions will be twenty-four feet square. That calculates to a total footprint of five hundred and seventy-six square feet. The garage location as depicted on the site plan places four hundred and fifty-one square feet of the building into the buffered area. This is a practical location chosen because of the several constraints within the immediate area.

REQUEST: The request is to ask the ZBA for relief from the required forty foot front yard setback within the GR Zone, through a dimensional variance, so that the proposed garage may be constructed as shown on the site survey created by Fox Survey Company.

Sincerely,


Kerry M. Fox #832

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PO Box 489 Sanbornville, NH 03872 Tel: 603-522-6637

July 29, 2013

Land Use Department
Town of Barrington
137 Ramsdell Lane
Barrington, NH 03825

Re: Estes Property, Lot #219-72, 156 Greenhill Road, Barrington, NH.

- 1.) Special conditions exist such that literal enforcement of the Ordinance will result in unnecessary hardship to the applicant as defined under applicable law. If the Estes' were to adhere to the forty foot front yard setback required within the GR zone along Greenhill Road they would not be able to build a garage adjacent to the home. The Estes' have a lot in excess of five acres but with unfortunately with very little buildable land area. Most of the frontage drops steeply to the river but in the area of the home there is small plateau of land that has the capability to support a home and an accessory structure. The only problem here is that the plateau of land is not extremely deep (extending from the road) and the drop to the river is extremely steep. Now mix in the required forty foot setback and these constraints create overwhelming obstacles to build a garage on the property without some type of relief from the Ordinance.
- 2.) Granting the variance would be consistent with the spirit of the Ordinance. Usually the big question is whether or not the proposal creates some form of threat to public health or a detriment to the character of the neighborhood. The proposal does neither. Here the proposal is to construct a two car garage. This is an accessory structure that is quite common for most home owners in any neighborhood but on this lot with limited room will have to sit mostly within the front yard setback. The compromise here has been in providing a safe setback from the steep slopes found at the rear of the garage.
- 3.) Granting the variance will not result in diminution of surrounding property values. The garage is an amenity that you find with most homes whether adjoining or as in this case detached. It adds a convenience for the homeowner. It's a place to park vehicles and store tools or anything else a homeowner may decide. This will be a wood frame structure that will be built by Tom Hayes of Affordable Builders. This building will add value to the existing home but certainly will not have a diminutive effect on adjacent property values.
- 4.) Granting of the variance would do substantial justice. The ability of the ZBA to grant dimensional relief from required setbacks when dealing with unique lots of record such as this is monumental and allowed by law. This lot was created prior to the creation of subdivision regulations and zoning ordinances. The home was built in 1949. The home sits almost entirely within the buffered area of the front yard setback. The proposed garage has been set behind the front of the home in a practical location that provides

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safety from the steep slopes at the rear while providing adequate safe distance from the road right-of-way limit.

- 5.) Granting of the variance would not be contrary to the public interest. I believe the public's interest would be in whether or not a fair opportunity was awarded to someone. The proposal here is a very modest one. The construction of a two car garage detached from the home. Every attempt has been made to safely locate this garage with respect to the various constraints and I would hope the general public would share in that same opinion.

Sincerely,

Kerry M. Fox #837

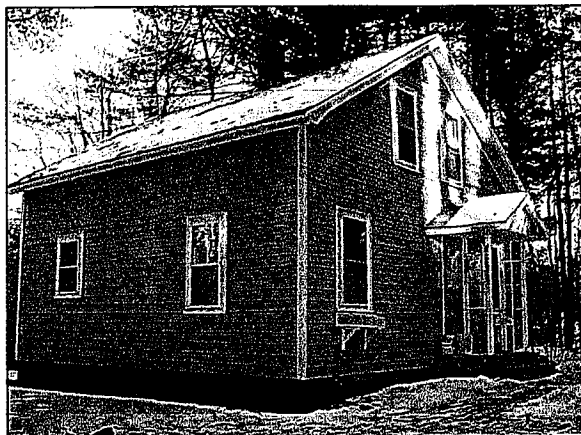
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Property Card: 156 GREENHILL RD
Town of Barrington, NH



Parcel ID: 219-0072
PID: 000219000072000000

Owner: ESTES TIMOTHY E
Co-Owner: ESTES SUSAN M
Mailing Address: 366 LOS CERRITOS DR

VALLEJO, CA 94589

General Information

Map: 000219
Lot: 000072
Sub: 000000

Land Use:
Zone: RURAL
Land Area in Acres: 5.44
Current Use: N
Neighborhood: N-1
Frontage: 00
Waterfront:
View Factor:

Assessed Value

Land: 72500
Buildings: 72100
Extra Features: 1100
Total: \$145,700

Sale History

Book/Page: 3687-0597
Sale Date: 10/21/2008 12:00:00 AM
Sale Price: \$0

Building Details

Model Description: CAPE
Living Area:
Year Built: 1949
Building Grade:
Stories: 1.50 STORY FRAME

Condition: AVERAGE
Depreciation:
No. Bedrooms: 2
No. Baths: 1
Adj Bas:

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CARTOGRAPHIC ASSOCIATES, INC.

www.cai-info.com

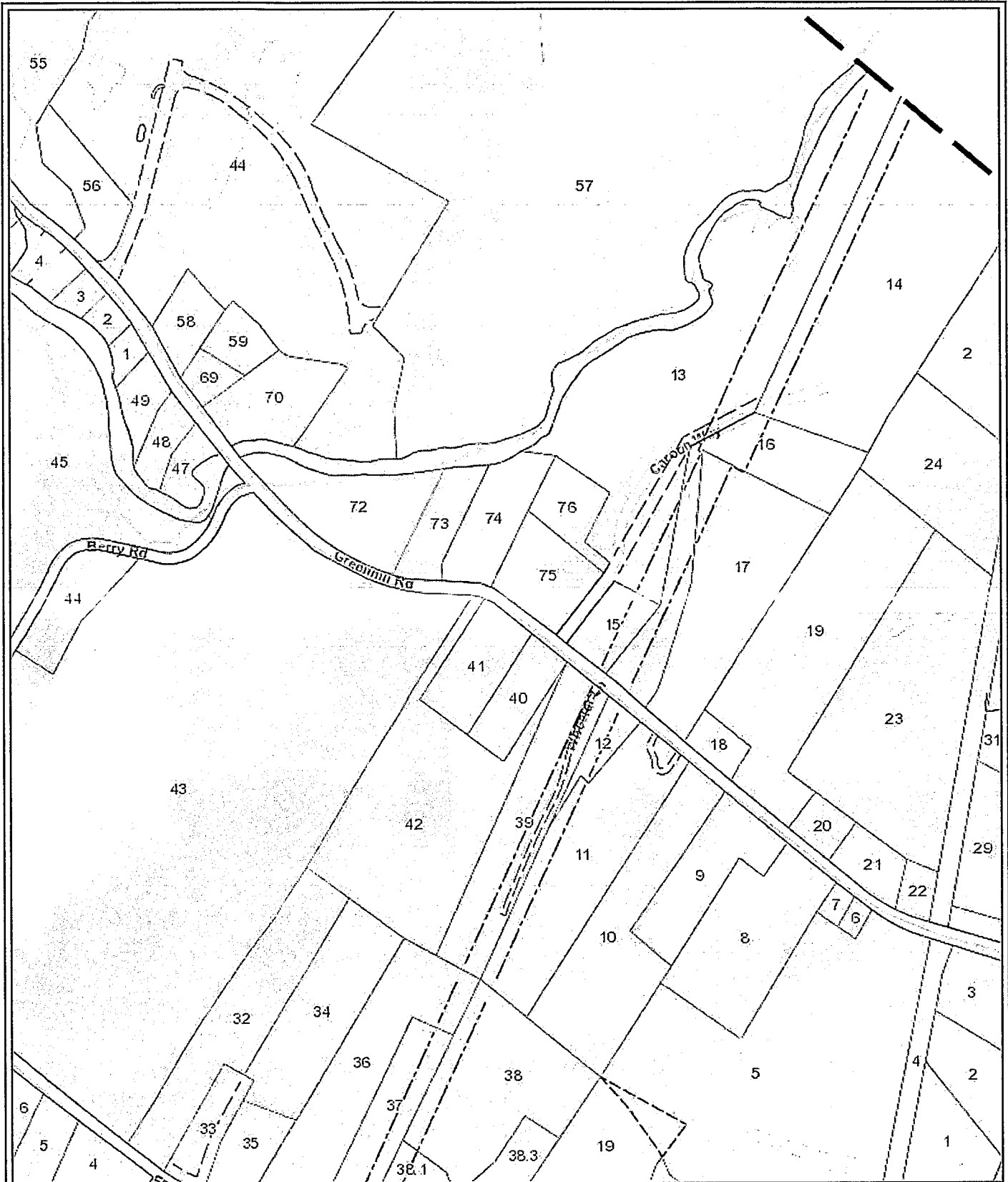
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7/31/2013

Property Information - Barrington, NH

Page 1 of 1

Locus



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Barrington, NH
1 Inch = 600 Feet
July 23, 2013

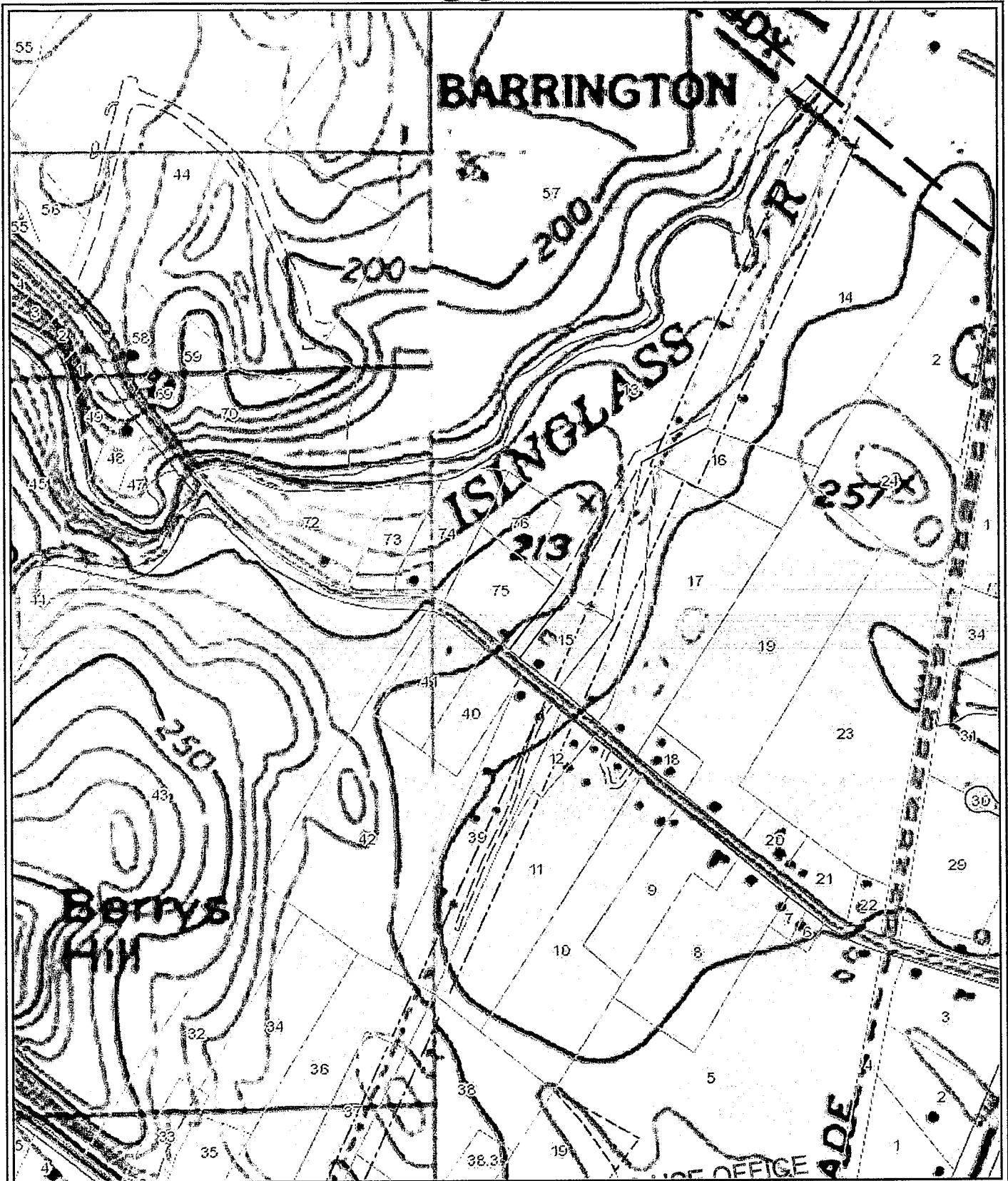


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www.cai-tech.com

CAI Technologies
The World's Map & Data Solutions

U.S.G.S. TOPO



Barrington, NH
1 Inch = 600 Feet
July 31, 2013

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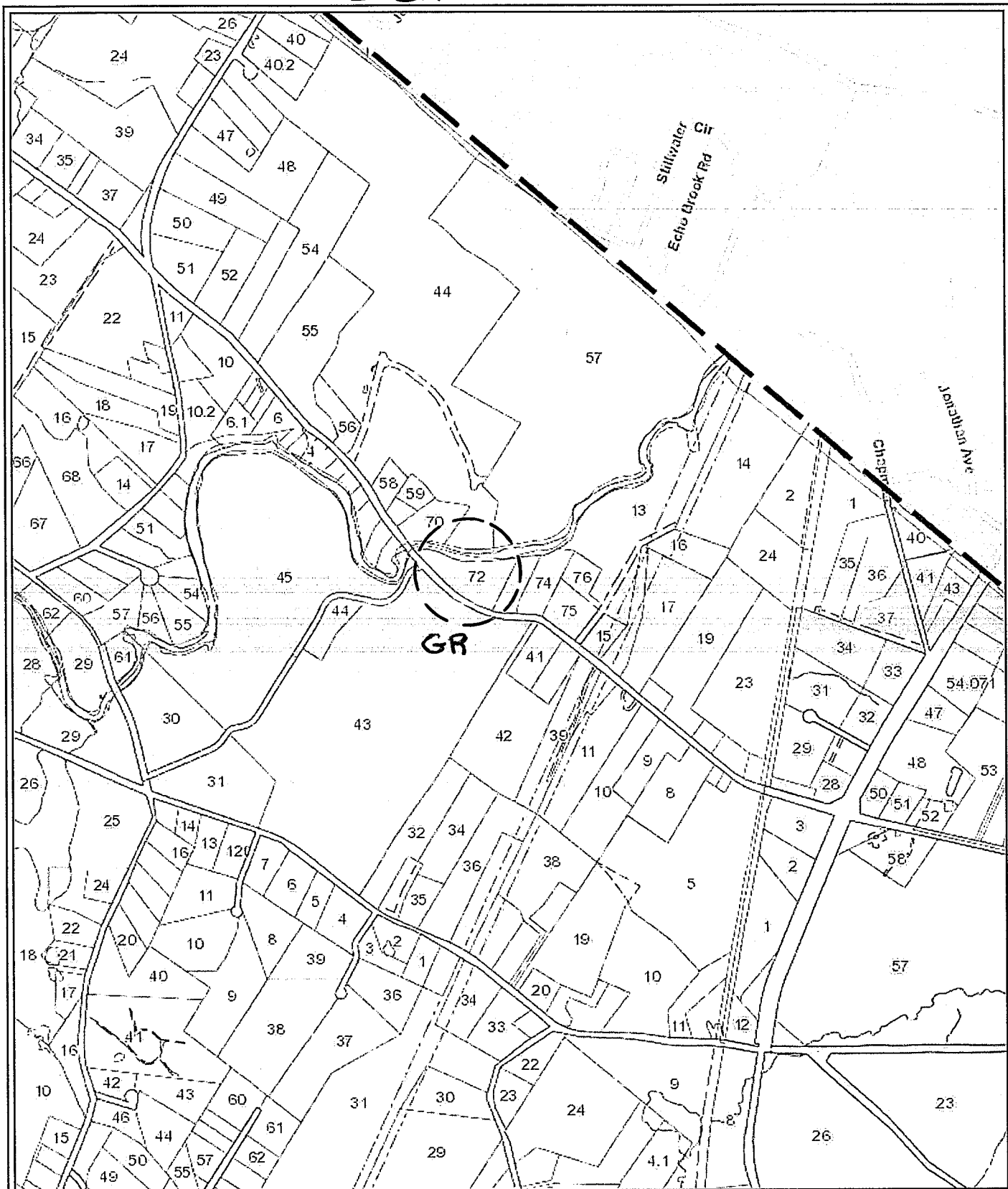
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Map Data © 2013

Zoning Map



Barrington, NH
1 Inch = 1200 Feet
July 23, 2013

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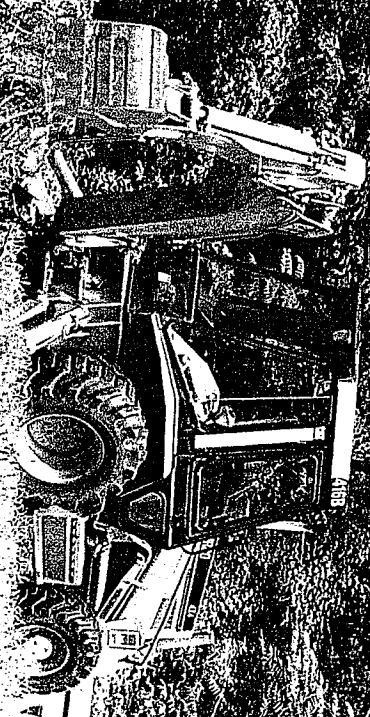
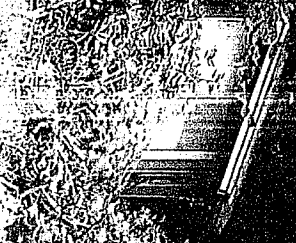
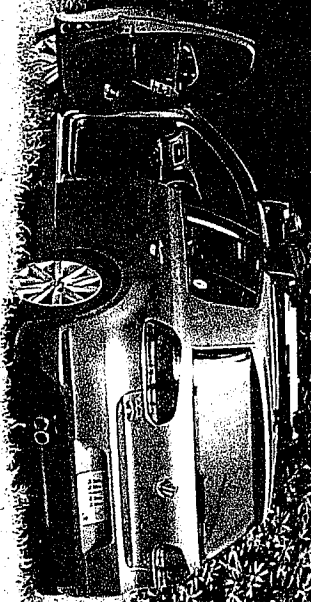


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Photo #1



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Photo #2

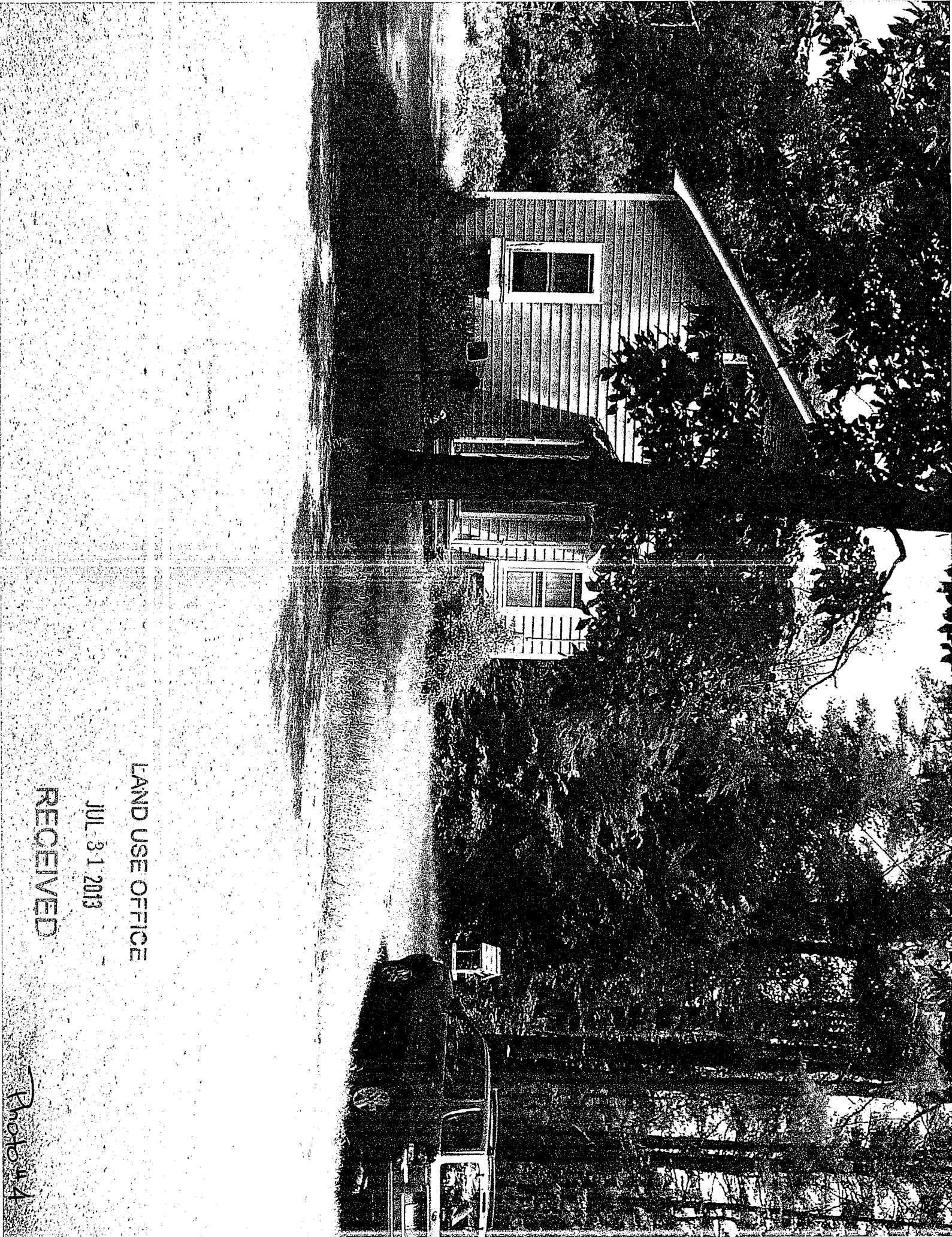


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Photo #3



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Photo 44



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PO Box 489 Sanbornville, NH 03872 Tel: 603-522-6637

July 29, 2013

Land Use Department
Town of Barrington
137 Ramsdell Lane
Barrington, NH 03825

Re: Estes Property, Lot #219-72, 156 Greenhill Road, Barrington, NH.

PHOTO NARRATIVE:

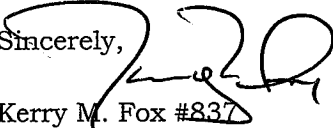
#1) Photo taken from across the street and in front of the home with a view toward the old shed.

#2) Photo taken from the same location as #1 with a slight pan to the right with a view toward the proposed garage location.

#3) Photo taken from the same location as #1 with a wider angle of view that includes the existing home.

#4) Photo taken from the same location as #1 with a further pan to the right that includes the well.

Sincerely,


Kerry M. Fox #837

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ABUTTER'S LIST

July 23, 2013

Re: Estes, Lot 219-72, 156 Greenhill Road, Barrington, NH

LOT #210-44: Trinity Conservation
119 Flagg Road
Rochester, NH 03839

LOT #210-57: Trinity Conservation
119 Flagg Road
Rochester, NH 03839

LOT #219-43: Roger and Nancy Mathes
110 Raymond Road
Deerfield, NH 03037

LOT #219-45: John Barr and Jill Lagis-Barr
PO Box 324
Barrington, NH 03825

LOT #219-47: Fournier Family Irrevocable Trust
Wallace and Louise Fournier
191 Greenhill Road
Barrington, NH 03825

LOT #219-70: Guilio and Norma Franceschini
188 Greenhill Road
Barrington, NH 03825

LOT #219-72: Timothy and Susan Estes
366 Los Cerritos Drive
Vallejo, CA 94589

LOT #219-73: Matthew and Michele Magnusson
144 Greenhill Road
Barrington, NH 03825

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Surveyor: Kerry Fox
Fox Survey Company
PO Box 489
Sanbornville, NH 03872

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